

# COUNTY OF PLACER PLANNING COMMISSION ACTION AGENDA DATE NOVEMBER 12, 2009

## OFFICE OF Planning Department

3091 County Center Drive Suite 140 AUBURN, CALIFORNIA 95603 TELEPHONE: 530/745-3000 FAX: 530/745-3080 www.placer.ca.gov

Meeting was held in the Planning Commission Chambers, 3091 County Center Drive, Dewitt Center, located at the corner of Bell Road and Richardson Drive, Auburn CA 95603

10:00 am
Hearing
Began 10:03 am

#### **FLAG SALUTE**

**ROLL CALL:** Ken Denio(Chairman), Gerry Brentnall(Vice Chairman), Richard Johnson (Secretary)[absent], Harry Crabb[absent], Mickey Gray[absent], Jeffrey Moss and Larry Sevison

#### REPORT FROM THE PLANNING DIRECTOR

EJ Ivaldi reporting for Michael Johnson, updated the Planning Commission on the Board of Supervisor action of their October 20, 2009 the Board approved the Cemex Patterson Sand and Gravel Mine Expansion which included the rezoning of certain properties within the project site outside of the mining area back to the original Farm zone district. The Board also continued the Enclave at Granite Bay project to an open date as the project pursues a land use change through the Granite Bay Community Plan Update process. On November  $3^{rd}$ , 2009, Supervisors Uhler and Weygandt provided the Board with a final update on the status of the Placer County Conservation Plan Ad-Hoc Committee deliberations. After extensive meetings with representatives of the City of Lincoln and County staff, Supervisors Uhler and Weygandt recommended that the Board authorize staff to submit the Placer County Conservation Plan to the wildlife agencies, consistent with the principles and objectives outlined in the Conservation Strategy Report and based upon the draft Reserve Map. The Board unanimously voted to adopt staff recommendations with the modification to have staff review and bring back options as it relates to including District 5 into Phase I of the Conservation Plan while be considerate of time constraints.

The next Planning Commission hearing will be December 10, 2009. Also mentioned Gina Langford, Environmental Coordinator of CDRA and Bob Martino, Director of Building Department will be retiring and Commissioners are invited to attend the joint retirement party December 10<sup>th</sup> beginning at 3:00 pm at the CDRA building in the Cypress Room.

**PUBLIC COMMENT** - Following the consideration of any correspondence and/or reports, the public was offered the opportunity to discuss with the Planning Commission, matters not included on the current agenda.

Karen Schwab, County Counsel update on Placer Vineyards litigation. The Court issued its ruling and denied the petitions of the Sierra Club et al and Michael Kollins et al.

#### 1) 10:05 am Item began 10:08 am ended 11:24 am

Unanimously approved the Minor Use Permit and Minor Boundary Line Adjustment and adopted the Revised Mitigated Negative Declaration and approved conditions of approval with varying modification.

4:0

Commissioners Richard Johnson, Harry Crabb, and Mickey Gray were absent.

### MINOR USE PERMIT/MINOR BOUNDARY LINE ADJUSTMENT (PMPA 20080493)

#### ST. JOSEPH MARELLO CHURCH REVISED MITIGATED NEGATIVE DECLARATION SUPERVISORIAL DISTRICT 4 (UHLER)

Consider a request from Dave Cook with the RCH Group on behalf of the Catholic Diocese of Sacramento, for approval of a Minor Use Permit (MUP) to develop a "house of worship" facility on a 12.8-acre site. The proposed house of worship would be developed in two phases. Phase I would include a 14,350 square foot, single-story, multi-purpose building with 217 parking stalls, and a storm water retention basin within which playfields will be constructed. The playfields may be constructed in the first or second phase. A possible addition of 1,950 square foot to the multi-purpose building, for a total of 16,300 square feet, may be constructed in the first or second phase. Phase II would include a 25,000 square foot, single-story church building (900 seats) with two bell towers and an additional 195 parking stalls. A Minor Boundary Line Adjustment (MBLA) is requested to reconfigure the northern parcel (035-120-021) into a 4.6-acre parcel and the southern parcel (035-120-023) into a 12.8-acre parcel. The Planning Commission will also consider adopting a Revised Mitigated Negative Declaration prepared for this project.

**Project Location:** The project is located on the southwest corner of Auburn-Folsom and Cavitt Stallman Roads in the Granite Bay area.

**APN**: 035-120-021, 6.8 acres and 035-120-023, 10.4 acres

**Zoning**: RA-B-X-4.6 (Residential Agriculture, combining minimum Building Site of

4.6 acres)

**Community Plan Area**: Granite Bay Community Plan **MAC Area**: Granite Bay Municipal Advisory Council

**Applicant:** Dave Cook with the RCH Group **Owner**: Catholic Diocese of Sacramento

**County Staff:** 

Planning: Roy Schaefer (530) 745-3061

Engineering and Surveying: Phil Frantz (530) 745-3110 Environmental Health: Jill Kearney (530) 745-2300

**MEETING ADJOURNED: 11:25 AM**